



David B. Cohen
Mayor

CITY OF NEWTON, MASSACHUSETTS

Department of Planning and Development

Michael J. Kruse, Director

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mkruse@ci.newton.ma.us

Public Hearing Date: May 13, 2008
Land Use Action Date: June 17, 2008
Board of Aldermen Action Date: July 14, 2008
Expiration Date: August 11, 2008

DATE: May 9, 2008

TO: Board of Aldermen

FROM: Michael Kruse, Director of Planning and Development
Candace Havens, Chief Planner *CH*
Jean Fulkerson, Principal Planner

SUBJECT: #302-07(2) 62 CARLTON, LLC./LEWIS J. MILER & ANNETTE FURST petition for a SPECIAL PERMIT/SITE PLAN APPROVAL for a change of grade in excess of 3 feet in order to construct a single-family dwelling at 62 CARLTON ROAD, Ward 5, WABAN, on land known as Sec 55, Blk 14, Lot 6, containing approx. 28,077 square feet of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 30-24, 30-23, 30-5(b)(4), 30-8(b)(7) of the City of Newton Rev Zoning Ord, 2007.

CC: Mayor David B. Cohen

The purpose of this memorandum is to provide the Board of Aldermen and the public with technical information and planning analysis which may be useful in the special permit decisionmaking process of the Board of Aldermen. The Planning Department's intention is to provide a balanced view of the issues with the information it has at the time of the public hearing. There may be other information presented at or after the public hearing that the Land Use Committee of the Board of Aldermen will consider in its discussion at a subsequent Working Session.

EXECUTIVE SUMMARY

The petitioners are seeking a special permit for a change of grade in excess of three feet in association with the construction of a single-family dwelling on a vacant lot in Waban. The property is located adjacent to Kettle Pond and a portion of the lot is within a wetland buffer zone under the jurisdiction of the Conservation Commission.

The lot at 62 Carlton Road was recorded with the Middlesex County Registry of Deeds on December 17, 2008 and is currently improved with a tennis court that is owned and used by the owners of the adjacent property at 60 Carlton Road. The subject lot is highest in elevation at the street and drops off steeply down to Kettle Pond where the property is subject to certain wetland buffering requirements. Substantial re-grading is required to allow driveway access into the garage. There are no existing Board Orders governing either 60 or 62 Carlton Road.



I. SIGNIFICANT ISSUES FOR CONSIDERATION

In reviewing this petition, the Board should consider whether the alteration of the grade by more than three feet will have any adverse affects on the abutters and/or the character of this site in the context of the surrounding neighborhood and it environmental conditions.

II. CHARACTERISTICS OF THE SITE AND NEIGHBORHOOD

- A. Site. The 28,077 sq. ft. subject property is located in a Single Residence 2 District and contains only a tennis court. The lot is highest in elevation at the roadway and drops off steeply in the rear where it meets Kettle Pond.



62 Carlton Road, viewed from sidewalk at street grade

- C. Neighborhood. The subject property is located Waban and the surrounding neighborhood is comprised of single-family dwellings, most of which were constructed in the 1930s in a variety of architectural styles. The lots next to the subject lot range from 18,000 square feet to 27,000 square feet. Across the street the lots are somewhat smaller ranging from 10,000 square feet up to 13,000 square feet.



View from tennis court at 62 Carton looking up to street

III. PROJECT DESCRIPTION AND ANALYSIS

A. Land Use

The single-family dwelling is proposed to be constructed in the approximate location of the existing tennis court and requires 4,290 square feet of the property to be regraded, with a maximum fill of 13 feet. A system of new retaining walls will be merged with some existing retaining walls to graduate the topography down the slope toward Kettle Pond.

The driveway entrance to the site appears to be at or near 20 feet in width. Although driveway widths between 12-20 feet are permitted, *the Planning Department recommends that the driveway width be kept to a minimum, so as to reduce the amount of impervious surface on this lot.* The driveway is proposed to be asphalt leading to the double garage bay. The landscape plan shows permeable pavers in the driveway extension leading to the third garage bay.

It is clear that the proposed site plan requires the petitioners to remove a number of trees larger than eight caliper inches (*"Protected trees" having a diameter at breast height of 8" or larger*). The City's Director of Urban Forestry forwarded his approval of the petitioner's plans, dated April 1, 2008, to the Planning Department (*SEE ATTACHMENT "A"*).

The petitioners' plans indicate that no landscaping will be installed in the rear of the dwelling adjacent to the wetland buffer zone. At its meeting on October 27, 2007, the Conservation Commission advised the petitioners that all construction work and landscaping should be limited to the area above the twelve-inch retaining wall.

B. Building and Site Design

The architectural plans for the proposed dwelling indicate that the front façade will appear from the street as a large, Cape Cod-style structure. Because of the change in grade at the rear of the structure, the home will appear as 2½ stories high from the rear. The constraint of the wetland buffer zone on the lot forces the dwelling to be parallel with the front setback and does not allow for additional creativity in the site plan. The Planning Department appreciates that the structure does not appear overwhelmingly large from the streetscape and appears to be in scale with abutting properties.

The building design calls for three garage bays, although only two of the bays face Carlton Road. The third garage bay is perpendicular to the street, and with its entrance about a half-story lower than the main garage. This design appears to be problematic from a usability standpoint, but it does have the advantage of reducing the impact of the garage on the character of the streetscape. The petitioners expect this garage will be used mainly for storage, although there is nothing to prevent a future owner from attempting to park a vehicle in this location.

C. Grading

The petitioners propose topographical changes along the street front portion of the lot and removal of some substantial trees. The proposed grading of the subject property has been designed to meet the existing grades of adjoining properties. The topographical changes are primarily to accommodate vehicular access into the street-side façade and to reduce exposure of the foundation.

Retaining walls are required in both side yards to stabilize the grade. On the north side of the property, the retaining wall will range in height from two to seven feet. The height of the retaining wall on the south side of the lot will be comparable in height. An existing set of stairs leading from the subject site to the lot at #70 Carlton Road will be kept as is.

D. Conservation Commission Review

The portion of the lot that backs onto Kettle Pond is identified as “*Bordering Vegetated Wetlands*” (BVW). The BVW is protected by a 100-foot buffer and any work in this area must be reviewed by the Conservation Commission. A very small area of the dwelling’s foundation and an overhanging deck extend into the buffer zone. Notwithstanding these small incursions, it does not appear possible to construct the dwelling without disturbing the 100-foot buffer area with construction equipment or materials. As a result, the petitioners appeared before the Conservation Commission at its October 25, 2007 hearing to request a Determination of Applicability.

The Conservation Commission determined that the work described in the petitioners’ request will not alter the protected wetland or buffer zone provided the work does not extend beyond the existing 12-inch high retaining wall that is located between the proposed dwelling and the wetland. If any work is proposed beyond the 12-inch retaining wall, an application for review will have to be filed with the Conservation Commission. If this petition is approved by the Board of Alderman, Planning Department staff recommends a condition be included in the Board Order referencing the determination of the Conservation Commission.

E. Other Departmental Review

The Associate City Engineer noted that the drainage analysis is correct and he has no concerns with the proposed method of regulating surface water drainage (*SEE ATTACHMENT “B”*).

Access to single-family dwellings is not typically reviewed by the Fire Department. As such, there is no review memo from the Fire Department for this petition.

IV. TECHNICAL REVIEW

A. Technical Considerations –Dimensional Controls and Parking

The following table compares the proposed single-family residences to the technical requirements in a Single Residence 2 District.

Single Residence 2 (new lot)	Required	Proposed Residence
Minimum lot size	15,000 sq. ft.	28,000 sq. ft.
Frontage	100 ft.	107 ft.
Setbacks		
Front	30 ft.	30 ft.
Side	15 ft.	15 ft.
Rear	15 ft.	141.1 ft.
Building height	30 ft.	29.6 ft.
Max. # of stories	2.5 stories	2
Floor Area Ratio	0.30	.21
Lot Coverage	20%	11.0%
Open Space	65%	83%
Number of parking stalls	2 stalls	3 stalls
Garage size	700 sq. ft. max.	699 sq. ft.
Driveway width	12 ft. – 20 ft.	18 ft.
Build Factor	25	9.08

As shown in the table above, the single-family dwelling proposed at 62 Carlton Road will conform to all dimensional requirements of the City's Zoning Ordinance.

B. Summary of Zoning Relief Requested

Based on the Zoning Review Memorandum, dated March 28, 2008 (*SEE ATTACHMENT "C"*), the petitioners are seeking relief from or approvals through the following sections of the Zoning Ordinance:

- Section 30-5(b)(4), to allow for the placement or removal of sod, loam, clay, gravel or stone, or other solid material, where the existing contours of the land are to be altered by more than three (3) feet;
- Section 30-23 for Site Plan Approval; and
- Section 30-24(d) for Approval of a Special Permit.

VI. SUMMARY OF PETITIONER RESPONSIBILITIES

The petitioner has submitted all the appropriate information, but should consider keeping the driveway width be kept to a minimum, so as to reduce the amount of impervious surface on this lot.

ATTACHMENTS:

ATTACHMENT A: Letter from Director of Urban Forestry, April 1, 2008

ATTACHMENT B: Associate City Engineer, Memorandum

ATTACHMENT C: Zoning Review Memorandum, March 28, 2007

ATTACHMENT D: Zoning Map, 62 Carlton Road

ATTACHMENT E: Land Use Map, 62 Carlton Road

ATTACHMENT F: Proposed Site Plan of Land, 62 Carlton Road



DAVID B. COHEN
MAYOR

NEWTON PARKS AND RECREATION DEPARTMENT

70 Crescent Street, Newton, MA 02466
Office: (617) 796-1530
Fax: (617) 796-1512



FRAN L. TOWLE
COMMISSIONER

April 1, 2008

Mark Lepler
39 Brighton Ave.
Boston, MA 02134

Mr. Lepler:

We have reviewed your application for Tree Removal Permit for 62 Carlton Rd. The tree removal and replacement plan is suitable for your application.

The tree protection letter from Bartlett Tree Experts meets with our requirements for tree protection. Please insure that all aspects of this letter are enforced and that all protected trees to remain on site are not damaged per the City's Tree Preservation Ordinance.

At this time 62 Carlton Road is in full compliance with the City's Tree Preservation Ordinance.

Sincerely,

A handwritten signature in cursive script that reads "Marc R. Welch".

Marc R. Welch
Director of Urban Forestry
City of Newton



David B. Cohen
Mayor

RECORD OF ACTION ON APPLICATION FOR TREE REMOVAL PERMIT

Name of applicant: *Jim Miller*

Property named in application: *62 Carlton Rd.*

Date application received by Tree Warden: *November 20, 2007*

The following action has been taken on this application:



Application is approved as submitted.

Permission is hereby granted to remove, transplant and/or replace protected trees to the extent indicated in the application. Any changes from this approved plan must be submitted for review and approval before work continues.



Application is approved with conditions.

Permission is hereby granted to remove, transplant and/or replace protected trees to the extent indicated in the application, except as indicated below. Any changes from this approved plan must be submitted for review and approval before work continues.



Application is incomplete.

No action will be taken on the application until the following information is submitted:



Application is denied

Action taken by: Marc R. Welch, Director of Urban Forestry

Marc R. Welch
(Tree Warden or designee)

Date of Action: *November 21 2007*

For additional information, contact the Parks and Recreation Department at (617) 796-1500

Copy to:



Inspectional Services Department



Planning and Development Department

CITY OF NEWTON
ENGINEERING DIVISION

MEMORANDUM

To: Alderman George Mansfield, Land Use Committee Chairman

From: John Daghlion, Associate City Engineer

Re: Special Permit – 62 Carlton Road

Date: May 5, 2008

CC: Lou Taverna, PE City Engineer (via email)
Candice Havens, Chief Planner (via email)
Linda Finucane, Associate City Clerk (via email)
Jean Fulkerson, Planner (via email)

In reference to the above site, I have the following comments for a plan entitled:

*Site Plan of Land in
Newton, MA
62 Carlton Road
Prepared by: Everett M. Brooks Company
Dated: June 6, 2007
Last Revised: 4/2/'08*

Drainage:

1. The drainage analysis is correct for the City of Newton's 100-year storm event.

3-Foot Grade Change:

1. There should be no negative impact to any abutter or the wetlands, provided the site is properly landscaped and maintained.
2. The applicant will have to file with the Conservation Commission to obtain an Order of Conditions.

General:

1. All tree removal shall comply with the City's Tree Ordinance.
2. As a Public benefit, I would recommend that granite curb, and cement concrete sidewalks be installed along the entire frontage.
3. The contractor is responsible for contacting the Engineering Division and scheduling an appointment 48 hours prior to the date when the utilities will be made available for an inspection of water services, sewer service, and drainage system installation. The utility in question shall be fully exposed for the inspector to view; backfilling shall only take place when the City's Inspector has given their approval.
4. The applicant will have to apply for Street Opening, Sidewalk Crossing, and Utilities Connection permits with the Department of Public Works prior to any construction.
5. The applicant will have to apply for a Building permits with the Department of Inspectional Service prior to any construction.
6. Prior to Occupancy permit being issued, an As-Built Plan shall be submitted to the Engineering Division in both digital format and in hard copy. The plan should show all utilities and final grades, any easements and final grading.
7. If a Certificate of Occupancy is requested prior to all site work being completed, the applicant will be required to post a Certified Bank Check in the amount to cover the remaining work. The City Engineer shall determine the value of the uncompleted work.


If you have any questions or concerns please feel free to contact me @ 617-796-1023.

Zoning Review Memorandum

Dt: March 28, 2008

To: H.P. Rovinelli, representing 62 Carlton Rd., LLC

CC: John Lojek, Commissioner of Inspectional Services
Michael Kruse, Director, Department of Planning and Development

Fr: Candace Haven, Chief Planner 
Jean Fulkerson, Principal Planner

Re: Request for approval of grade change in excess of three feet.

Site: 62 Carlton Rd.	SBL: Sect 55, Block 14, Lot 6
Zoning: Single Residence 2	Lot Area: 28,000 sq. ft. [per plan]
Current use: Tennis Court	Prop. use: Single-family residence

Background:

The subject lot is shown in Newton GIS records as owned by the owner of the adjacent property at 60 Carlton Rd. (Lot 7). At the present time, Lot 6 contains a clay tennis court serving 60 Carlton Rd. Adjacent to Kettle Pond the site is also subject to certain wetland buffering requirements. The applicant seeks to build a new single-family home involving substantial re-grading of the site in excess of three feet. The proposed grade change on the subject lot necessitates a special permit/site plan approval per Sections 30-5(b)(4) and 30-24.

Administrative determinations

1. Submitted plans indicate the subject site is a new lot created after December 7, 1953 and recorded at the South Middlesex Registry of Deeds 12/17/07. Consequently the lot is subject to post-1953 dimensional controls applicable to new lots in the SR-2 zone. The following review is based on the submitted materials and plans referenced under Plans and Materials Reviewed below, including recently received revised plans.

Though not required of the zoning review, it is noted that the Lot at 60 Carlton Road, from which the lot at 62 Carlton was subdivided, is a new lot created after December 7, 1953 and recorded at the South Middlesex Registry of Deeds on 12/17/07 and subject to post-1953 dimensional controls applicable to new lots in the SR-2 Zone. A review of Table 1 of Section 30-15 shows that the lot meets the dimensional standards for both frontage and lot area.

2. *Section 30-15, Table 1, Density & Dimensional Controls in Residence Districts and for Residential Uses (Table 1)*, sets forth the applicable density and dimensional controls for new lots in the SR-2 zone.

Single Residence 2 (new lot)	Required	Proposed Residence
Minimum lot size	15,000 sq. ft.	28,000 sq. ft.
Frontage	100 ft.	107 ft.
Setbacks		
Front	30 ft.	30 ft.
Side	15 ft.	15 ft.
Rear	15 ft.	141.1 ft.
Building height	30 ft.	29.6 ft.
Max. # of stories	2.5 stories	2
Floor Area Ratio	0.30	TBD
Lot Coverage	20%	11.0 %
Open Space	65%	83 %
Number of parking stalls	2 stalls	3 stalls
Garage size	700 sq.ft. max.	699 sq. ft.
Driveway width	12 ft. –20 ft.	18 ft.
Build Factor	25	9.08

The proposed building meets the applicable controls referenced above. However, proposed new retaining walls are located within the 15 ft. side setback on each side of the lot. These retaining walls range from approximately 1ft. in height above finished grade to approximately 7.5ft. in height. Placement of a structure within a setback would typically necessitate a dimensional variance from the Zoning Board of Appeals. However, the Commissioner of Inspectional Services, has previously determined that retaining walls which are an integral part of plans designed to handle grade changes in excess of 3 ft. may be addressed as part of the special permit process required for 3 ft. grade changes, and need not also to seek a variance from the Zoning Board of Appeals. The Board of Aldermen may at its discretion approve, modify or disapprove the proposed 3 ft grade change and related retaining walls.

It appears that the Floor Area Ratio was calculated with the inclusion of the basement floor area, which by definition, is not required to be included in the total floor area if it meets the definition of basement. If the basement is not included in the floor area then the Floor Area Ratio is reduced below .30. The petitioner should recalculate and confirm the FAR for the proposed single family dwelling based on the attached garage and first and second floors.

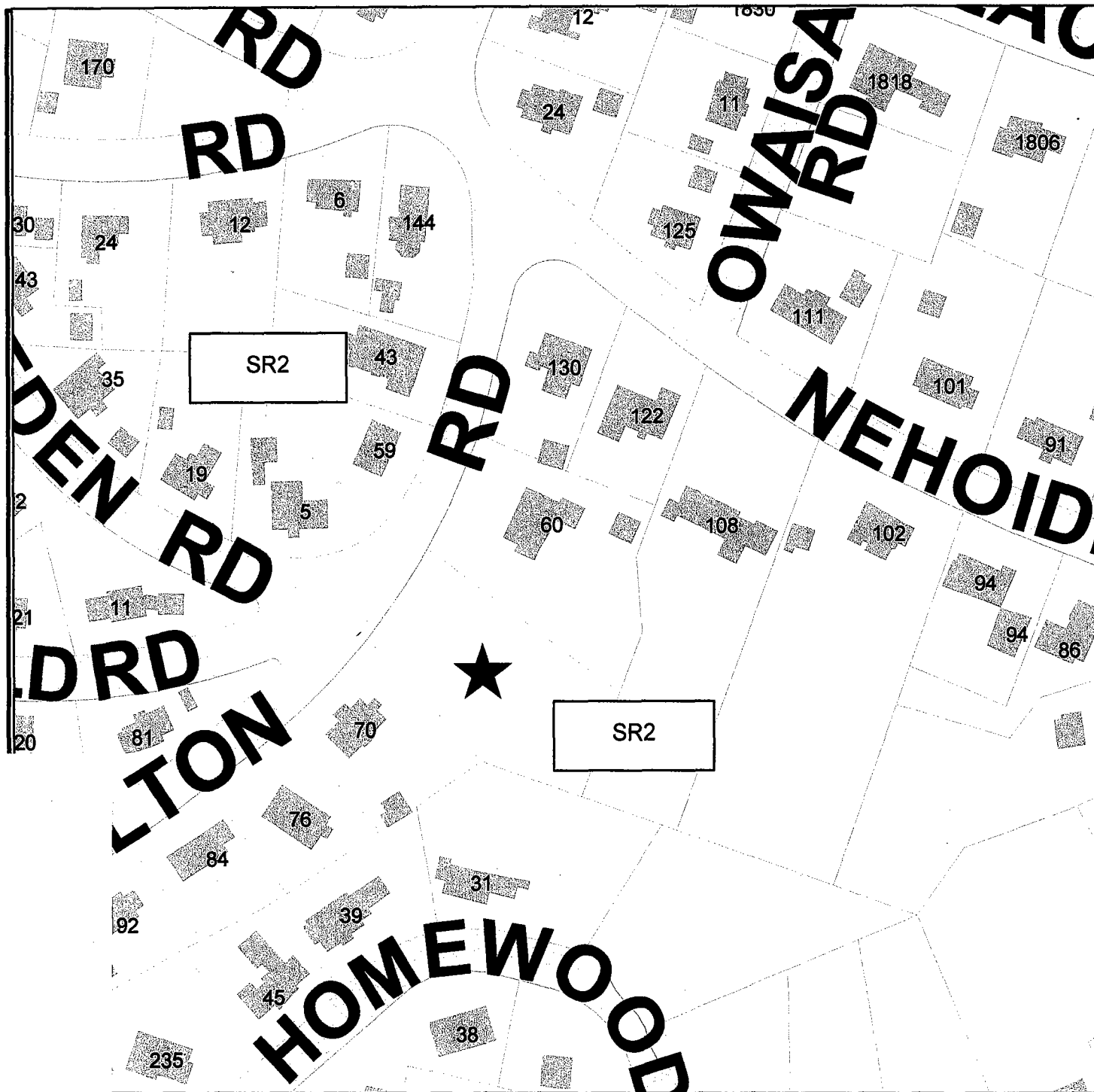
3. *Section 30-15(p)* establishes that lots recorded after September 16, 1996 are subject to certain maximum Build Factor (BF) thresholds, depending on the zone wherein located. The subject lot has a BF of 9.08 as shown on the surveyor-certified Plan of Land in Newton, MA, dated May 31, 2006, Revised 11/27/07, recorded 12/17/07 at the Registry of Deeds, which meets the SR-2 BF limit of 25.
4. *Sections 30-15(m)(5), 30-19(d)(1), and 30-19(g)* set out the applicable provisions for garages, parking, and driveways. Based on submitted plans, the proposed driveway meets these requirements
5. Existing conditions show a significant drop of approximately 12-15 ft. from the street level to the clay tennis court area. As shown on plan, a 4,290 sq. ft. area at the front and sides of the house will be filled and re-graded, thereby altering the grade in excess of 3 ft, to a maximum change of 13 ft. This necessitates approval of a site plan and special permit by the Board of Aldermen per *Section 30-5(b)(4)*.
6. *Section 30-23(b)(6)* in conjunction with *Section 30-24(a)* requires the submittal of a landscape plan, which the petitioner has not provided. In addition, the petitioner is responsible for complying with Sections 20-31 through 20-39, *Tree Preservation Ordinance* and obtaining approval of any required tree replacement plan by the Tree Warden.
7. It is noted that the proposed dwelling is located immediately adjacent to the 100 ft. buffer zone from the bordering vegetated wetlands, with a deck that overhangs this zone. The petitioner is responsible for obtaining any required review and approval of the Conservation Commission in relation to the proposed work.
8. While the applicant has submitted no information pertaining to lighting, the petitioner is responsible for complying with Ordinance X-142, Light Ordinance, as set out in Sections 20-23 through 20-28 with respect to *Light Pollution* and *Light Trespass*, respectively, to the extent applicable.
9. While the applicant has submitted no information pertaining to fences, the petitioner is responsible for meeting the requirements of *Section 20-40, Regulation of Perimeter Fences*, to the extent applicable.
10. Certain plans lack the stamp or signature of a registered professional as noted in Plans and Materials Reviewed, below. The applicant is responsible for providing stamped and signed plans not later than at the time of filing the petition with the Clerk of the Board of Aldermen.

See "Zoning Relief Summary" below.

	Building	
30-15, Table 1	N/A	N/A
	Site	
30-5(b)(4)	Approval to alter existing contours by more than three feet as shown on plan, including placement and treatment of retaining walls.	X
30-23	Site plan approval, including landscaping.	X
	Special Permit	
30-24(d)	Approval of special permit for grade change and related authorizations, to the extent needed.	X

Plans and materials reviewed:

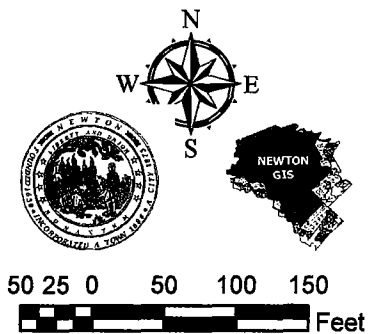
- Plan titled "Plan of Land in Newton, MA, 60 Carlton Rd.", dated May 31, 2006, Revised 11/27/08, recorded 12/17/2007, prepared by Everett M. Brooks Co., Surveyors & Engineers, 49 Lexington St., West Newton, MA 02465, stamped and signed by Bruce Bradford, Professional Land Surveyor.
- Plan titled "Plan of Land in Newton, MA, 62 Carlton Rd., Existing Conditions", dated August 12, 2004, last revised 3/5/08, prepared by Everett M. Brooks Co., Surveyors & Engineers, 49 Lexington St., West Newton, MA 02465, stamped and signed by Bruce Bradford, Professional Land Surveyor.
- Plan titled "Plan of Land in Newton, MA, to accompany the petition of 62 Carlton Rd., LLC, 39 Brighton Ave., Boston, MA 02134," dated May 30, 2007, last revised March 5, 2008, prepared by Everett M. Brooks Co., Surveyors & Engineers, 49 Lexington St., West Newton, MA 02465, stamped and signed by Bruce Bradford, Professional Land Surveyor.
- Plan set titled "Site Plan of Land in Newton, MA, 62 Carlton Rd." Sheets 1 and 2 of 2, dated June 6, 2007, last revised 3/5/08, prepared by Everett M. Brooks Co., Surveyors & Engineers, 49 Lexington St., West Newton, MA 02465, stamped and signed respectively by Bruce Bradford, Professional Land Surveyor, and Michael S. Kosmo, Registered Civil Engineer.
- Plan set titled "62 Carlton Rd., Newton, MA " dated Feb 7, 2008, prepared by H.P. Rovinelli, Architects, 1167 Massachusetts Ave., No.5, Arlington, MA 02476, bearing no stamp or signature of a registered professional, consisting of the following:
 - Sheet A1.1 – Floor Plans
 - Sheet A3.1 – Building Elevations
 - Sheet A3.2 – Building Sections



Zoning **62 Carlton Road** City of Newton

Legend

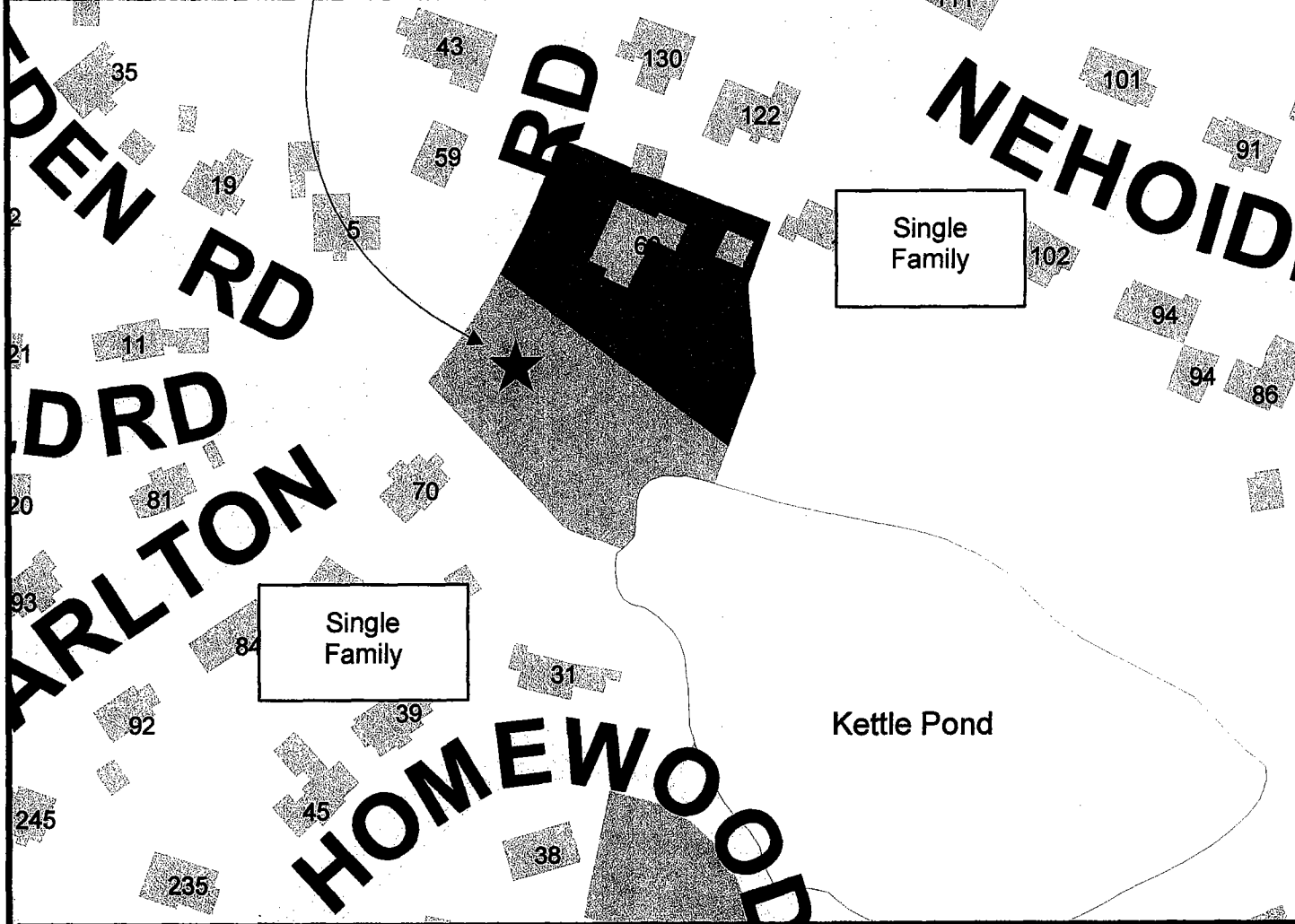
- House Numbers
- Single Residence 1
- Single Residence 2
- Single Residence 3
- Business 1
- Business 2
- Business 4
- Business 5
- Limited Manufacturing
- Manufacturing
- Multi-Residence 1
- Multi-Residence 2
- Multi-Residence 3
- Multi-Residence 4
- Mixed Use 1
- Mixed Use 2
- OS/Rec.
- Public Use



The information on this map is from the Newton Geographic Information System (GIS). The City of Newton cannot guarantee its accuracy or nor approve applications based solely on GIS data. Applicants for city permits must inquire of the relevant city department for applicable requirements.

City of Newton
Mayor - David B. Cohen
GIS Administrator - Douglas Greenfield

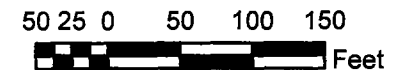
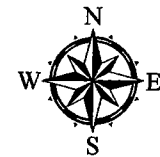
MAP DATE: April 30, 2008



Land Use **62 Carlton Road** City of Newton

Legend

- House Numbers
- Single Family Residential
- Multifamily Residential
- Commercial
- Industrial
- Mixed Use
- Vacant Land
- Golf Course
- Open Space
- Private Educational
- Nonprofit Organizations
- Public Housing
- Tax Exempt



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City of Newton
 Mayor - David B. Cohen
 GIS Administrator - Douglas Greenfield

MAP DATE: April 30, 2008

GENERAL NOTES

- ELEVATIONS REFER TO CITY OF NEWTON BASE BENCHMARK: PK SET IN TREE, ON CARLTON ROAD, ELEVATION = 159.48.
- THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES SHALL BE CONSIDERED APPROPRIATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ANY CROSSINGS OF PROPOSED AND EXISTING UTILITIES.
- MASSACHUSETTS STATE LAW REQUIRES UTILITY NOTIFICATION AT LEAST THREE BUSINESS DAYS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL 800-345-7233 IN ORDER TO COMPLY WITH STATE LAW.
- ALL UTILITY CONSTRUCTION SHALL CONFORM TO THE CITY OF NEWTON GENERAL CONSTRUCTION DETAILS. UTILITY EXISTENCE, PRELIMINARY AND EXISTING BY THE NEWTON GENERAL CONSTRUCTION DETAILS, COULD NOT BE OBTAINED AT THE OFFICE OF THE CITY ENGINEER.
- PROPOSED SEWER PIPE SHALL BE 8" PVC 30# 33.
- PROPOSED WATER SERVICE SHALL BE 1" TYPE K COPPER.
- THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY DONE ON THE EVENING OF AUGUST 2005.
- ALL WORK SHALL BE SUBJECT TO THE INSPECTION BY AND APPROVAL OF THE CITY ENGINEER.
- NO EXCAVATION SHALL BE MADE BY THE CONTRACTOR IN ANY PUBLIC WAY OR UTILITY EXCAVATION UNLESS AT LEAST FIFTY FEET FROM THE EXISTING CURB OF ANY HIGHWAY, DRIVEWAY, SIDEWALK, AND WALKWAY, BEFORE ANY EXCAVATION IS MADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY NOTICES OF PROPOSED EXCAVATION AS REQUIRED BY THE CITY OF NEWTON.
- SUCH PUBLIC UTILITY COMPANIES AS SUPPLY GAS, ELECTRICITY, AND TELEPHONE SERVICE IN THE CITY.
- SUCH PUBLIC UTILITIES COMPANIES AS PROVIDE CABLE TELEVISION SERVICE IN THE CITY.
- CITY OF NEWTON MAINTAINS A SEWER DEPARTMENT.
- THIS NOTICE SHALL BE POSTED AT THE STREET CORNER AND A REASONABLY ACCURATE DESCRIPTION OF THE LOCATION OF THE EXCAVATION.
- THE CONTRACTOR SHALL PROVIDE CITY OF NEWTON POLICE OFFICERS FOR THE DIRECTION AND CONTROL OF TRAFFIC AS REQUIRED BY THE CITY ENGINEER.
- NO WORK SHALL BE PERFORMED UNTIL THE NECESSARY PERMITS ARE OBTAINED FROM THE CITY OF NEWTON PUBLIC WORKS DEPARTMENT.
- ALL TRENCHES IN PAVED STREETS SHALL BE TEMPORARILY PATCHED WITH 1.5 INCH DEPTH OF BITUMINOUS CONCRETE, Laid HOT AND MAINTAINED UNTIL THE PERMANENT PATCH IS INSTALLED.
- WARNING SIGNS SHALL CONFORM TO PLATE 12 OF THE CITY OF NEWTON GENERAL CONSTRUCTION DETAILS.
- ALL TYPICAL, STANDARD OR IMPROVED SOIL MUST BE EXCAVATED AND PROVIDED BELOW THE LEADING GALLEYS AND TO A DEPTH OF 6" LATERALLY IN ALL DIRECTIONS BEHIND THE BACKS OF THE GALLEYS. EXISTING SOIL WITH A CLEAN GRANULAR SAND, FREE FROM ORGANIC MATTER AND VOLATILE SUBSTANCES, THE SAME SHALL HAVE A PERCOLATION RATE OF 2 MINUTES PER INCH OR FASTER.
- IN CASES WHERE LEAKS OR BLOWERS ARE ENCOUNTERED, EVERETT M. BROOKS CO. WILL NOT BE RESPONSIBLE FOR THE AMOUNT OF REPAIRS ENCOUNTERED.
- IF ANY PART OF THIS DESIGN IS TO BE ALTERED IN ANY WAY, THE DESIGN ENGINEER, AS WELL AS THE APPROVING AUTHORITY, SHALL BE INFORMED PRIOR TO ANY CONSTRUCTION.
- ALL OF THE ROOF DRAIN FROM THE PROPOSED ROOF SERVICES SHALL BE COLLECTED BY GUTTERS AND DIRECTED TO THE PROPOSED LEADING GALLEYS SYSTEM #2.

SOIL LOG

DECEMBER 12, 2005

TEST HOLE #1 (H1)
ELEVATION = 142.3
0' - 12" A LOAMY SAND
12" - 18" A LOAMY SAND
18" - 24" A LOAMY SAND
24" - 30" A LOAMY SAND
30" - 36" A LOAMY SAND
36" - 42" A LOAMY SAND
42" - 48" A LOAMY SAND
48" - 54" A LOAMY SAND
54" - 60" A LOAMY SAND
60" - 66" A LOAMY SAND
66" - 72" A LOAMY SAND
72" - 78" A LOAMY SAND
78" - 84" A LOAMY SAND
84" - 90" A LOAMY SAND
90" - 96" A LOAMY SAND
96" - 102" A LOAMY SAND
102" - 108" A LOAMY SAND
108" - 114" A LOAMY SAND
114" - 120" A LOAMY SAND
120" - 126" A LOAMY SAND
126" - 132" A LOAMY SAND
132" - 138" A LOAMY SAND
138" - 144" A LOAMY SAND
144" - 150" A LOAMY SAND
150" - 156" A LOAMY SAND
156" - 162" A LOAMY SAND
162" - 168" A LOAMY SAND
168" - 174" A LOAMY SAND
174" - 180" A LOAMY SAND
180" - 186" A LOAMY SAND
186" - 192" A LOAMY SAND
192" - 198" A LOAMY SAND
198" - 204" A LOAMY SAND
204" - 210" A LOAMY SAND
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3576" - 3582" A LOAMY SAND
3582" - 3588" A LOAMY SAND
3588" - 3594" A LOAMY SAND
3594" - 3600" A LOAMY SAND
3600" - 3606" A LOAMY SAND
3606" - 3612" A LOAMY SAND
3612" - 3618" A LOAMY SAND
3618" - 3624" A LOAMY SAND
3624" - 3630" A LOAMY SAND
3630" - 3636" A LOAMY SAND
3636" - 3642" A LOAMY SAND
3642" - 3648" A LOAMY SAND
3648" - 3654" A LOAMY SAND
3654" - 3660" A LOAMY SAND
3660" - 3666" A LOAMY SAND
3666" - 3672" A LOAMY SAND
3672" - 3678" A LOAMY SAND
3678" - 3684" A LOAMY SAND
3684" - 3690" A LOAMY SAND
3690" - 3696" A LOAMY SAND
3696" - 3702" A LOAMY SAND
3702" - 3708" A LOAMY SAND
3708" - 3714" A LOAMY SAND
3714" - 3720" A LOAMY SAND
3720" - 3726" A LOAMY SAND
3726" - 3732" A LOAMY SAND
3732" - 3738" A LOAMY SAND
3738" - 3744" A LOAMY SAND
3744" - 3750" A LOAMY SAND
3750" - 3756" A LOAMY SAND
3756" - 3762" A LOAMY SAND
3762" - 3768" A LOAMY SAND
3768" - 3774" A LOAMY SAND
3774" - 3780" A LOAMY SAND
3780" - 3786" A LOAMY SAND
3786" - 3792" A LOAMY SAND
3792" - 3798" A LOAMY SAND
3798" - 3804" A LOAMY SAND
3804" - 3810" A LOAMY SAND
3810" - 3816" A LOAMY SAND
3816" - 3822" A LOAMY SAND
3822" - 3828" A LOAMY SAND
3828" - 3834" A LOAMY SAND
3834" - 3840" A LOAMY SAND
3840" - 3846" A LOAMY SAND
3846" - 3852" A LOAMY SAND
3852" - 3858" A LOAMY SAND
3858" - 386